WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079054 DEEDWARR
Recvd: 10/21/14 09:30 2 pgs
Fees:13.00 Taxes:499.50

20141021-0096832

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of October, 2014.

(Affix Seal)

Notary Public

My Commission Expires: 10-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James T. Ramage, IV	SAME	071.15-0-194.00
1065 Walnut Bend Lane		
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tungee Cox**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James T. Ramage, IV**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lots Nos. 152, 153 and 154 on the plan of the Highland Land Company's subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 152, 153, and 154 front together 75 feet on the westerly side of Stainback Avenue, and extends back, between parallel lines 175 feet to an alley.

Being the same property conveyed to Tungee Cox from Leo Hill and wife, Dorothy Hill (now deceased) by Quitclaim Deed dated October 16, 2014 and recorded _____ in Instrument #20141021-0096831, Register's Office for Davidson County, Tennessee.

( ) unimproved property known as
This is (X) improved property know as 1336 Stainback Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of October, 2014

Tungee Cox

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Tungee Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 16th day of October, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY